NEWLANDS PARK
CAMBRIDGE

PUBLIC CONSULTATION INVITATION - JANUARY 2026

Newlands Developments is excited to be bringing forward proposals for Newlands Park, Cambridge: a highly sustainable, Net Zero Carbon logistics development.

We held our first round of consultation on a Net Zero logistics development near Junction 24 of the A14 in July 2025. We have carefully reviewed all your feedback, and since July we have been working hard to respond positively and constructively. As part of our response, the site has been renamed 'Newlands Park Cambridge', removing 'Boxworth' from the name.

The scheme will bring forward modern employment space alongside green and blue infrastructure, with a strong emphasis on sustainable operations and high-quality public realm. We are proposing around 1.6 million square feet of flexible logistics accommodation that can support approximately 2,115 full-time jobs.

We are inviting you to share your thoughts on our updated proposals.

Understanding the need:

Logistics underpins everyday life – from delivering food and online orders to supporting housebuilding and healthcare. Without efficient supply chains and warehouse space, deliveries would be slower, more expensive, and offer less choice. That's why logistics is recognised as critical national infrastructure, supporting housing and key sectors like Cambridge's growing life sciences industry.

Greater Cambridge faces one of the UK's most severe shortages of warehouse space, with 43% fewer large units than the national average. As older sites are redeveloped for housing or other uses, logistics businesses are under increasing pressure to find suitable space. Newlands Park Cambridge offers a well-connected, sustainable development to help meet this need.

Responding to feedback:

The access has been moved from a roundabout proposed along Boxworth Road to the southern 'dumbbell' of the Swavesey Interchange.

A dedicated lorry park will now form part of the proposal. This is in response to local concerns around overspill from the existing lorry park near the services.

Dedicated cycleways and footpaths will be extended into and through the site, linking directly to existing facilities at the A14 Cambridge Services roundabout.

Built form has been moved away from Boxworth Road following comments from planning officers.

Newlands is exploring earthworks and drainage solutions to help alleviate flooding issues in Swavesey and create betterment for the wider drainage catchment.

The site has been renamed 'Newlands Park Cambridge', removing 'Boxworth' from the name.

The scheme will incorporate a Transport Hub to complement its public transport and active travel proposals.

We are further exploring the extent of our amenity offer that will be open to the community.

Get involved:

We are committed to engaging with the community and invite you to attend our in-person or virtual exhibitions. These events will provide an opportunity to meet the project team, view the proposals, and share your feedback.

Our virtual exhibition will be live between **Thursday 29th January** and **Thursday 12th February** and can be accessed by visiting **newlandsparkcambridge.co.uk** or by scanning the QR code.

We will also be holding three in-person exhibitions, where you will be able to speak to the project team and learn about the plans. Details of these events are below:

Thursday 29th January 2026, 15:30 - 19:30, Boxworth Village Hall, High Street, Boxworth, CB23 4LY

Tuesday 3rd February 2026, 15:30 - 19:30, Memorial Hall, High Street, Swavesey, CB24 4QU

Friday 6th February 2026, 15:30 - 19:30, Bar Hill Village Hall, The Spinney, Bar Hill, CB23 8SU

All feedback received will be evaluated and considered before a planning application is submitted. You can also email your views to **newlandsparkcambridge@consultationonline.co.uk**.

If you are unable to access the internet, please contact us on the freephone line, **020 3398 1590,** and a member of the team will arrange for copies of the virtual consultation information to be sent in the post.

CGI of the proposed development